

## Clatsop County Oregon

**Real Property Tax Statement for the 7/1/2024 - 6/30/2025 Tax Year**  
**820 Exchange Suite 210 Astoria, Oregon 97103 Phone (503) 325-8561**

LEGAL DESC: Metes &amp; Bounds

MAP: 61009AC00400

TAX CODE: 1005

ACRES: 1.12

PROP CLASS: 100

SITUS: 294 S OCEAN AVE

MPF PROPERTIES LLC  
 3520 SE CRYSTAL SPRINGS BLVD  
 PORTLAND, OR 97202

VALUES:	Last Year	This Year
Real Market (RMV) Land:	1,641,395	1,890,500
Structures:	0	0
Total RMV:	1,641,395	1,890,500
Assessed (AV) Total AV:	866,564	892,560

*If your Total AV has grown by more than 3% from last year and you have any questions, please contact Assessment & Taxation at (503)325-8522*

*This is the only statement you will receive on this account  
 If a mortgage company pays your taxes,  
 this statement is for your records only.*

Payment Options			
Date Due	3% discount	2% discount	Trimester (no discount)
11/15/2024	9,901.89	6,669.31	3,402.71
2/15/2024			3,402.71
5/15/2024		3,402.71	3,402.71
<b>Total</b>	<b>9,901.89</b>	<b>10,072.02</b>	<b>10,208.13</b>

Last Year's Tax: 9,922.43

## This Year's Tax

See back for explanation of taxes marked with (\*)

TAX BY DISTRICT	
COMM COLLEGE	694.86
NW ESD	137.28
SCHOOL 10	3936.64
LO SCHOOL 10	464.13
<b>School Total</b>	<b>5,232.91</b>
GEARHART	897.29
4H & EXT SVC	47.66
CLATSOP CO	1369.01
LO CLATSOP CO	62.48
PORT ASTORIA	112.11
UNION HEALTH	95.33
GEARHART RD	53.73
SUNSET TRANS	144.59
<b>Government Total</b>	<b>2,782.20</b>
CLATSOP CO	168.34
COMM COLLEGE	111.30
GEARHART	836.42
SCHOOL 10	1076.96
<b>Bonds - Other Total</b>	<b>2,193.02</b>

Total 2024 Tax 10,208.13

Total Due (Before Discount) 10,208.13

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

## 2024 - 2025 Property Taxes

ACCOUNT ID:55244

Payment Options	Discount	Date Due	Amount
Full Payment Enclosed.....Due:	3%	11/15/2024	9,901.89
or 2/3 Payment Enclosed.....Due:	2%	11/15/2024	6,669.31
or 1/3 Payment Enclosed.....Due:	0%	11/15/2024	3,402.71

DISCOUNT IS LOST AFTER DUE DATE & INTEREST WILL APPLY

☐ Mailing Address  
Change on Back

Enter Payment Amount  
\$

12015

MPF PROPERTIES LLC  
 3520 SE CRYSTAL SPRINGS BLVD  
 PORTLAND, OR 97202

MAKE PAYMENT TO:

Clatsop County Tax Collector  
 820 Exchange Suite 210  
 Astoria, Oregon 97103

04000000552440000990189000066693100003402714